



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

August 25, 2016

TO: Laura Shell, Chair
Doug Smith, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Diane Aranda, Principal Planner
Special Projects Section

Project No. R2015-02901-(5) – Conditional Use Permit No. 201500130
RPC Meeting: August 31, 2016
Agenda Item: 7

Attached is updated recommended conditions of approval from the Department of Public Works (DPW) for a request to authorize the construction and operation of a senior residential care facility within a planned commercial retail center in the Neighborhood Business-Development Program Zone.

If you need further information, please contact Diane Aranda at (213) 974-1522 or daranda@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SD:SD

Enclosure(s):

8/24/16 DPW Recommendation



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO
P O BOX 1460
ALHAMBRA, CALIFORNIA 91803-1460

IN REPLY PLEASE
REFER TO FILE LD-1

August 24, 2016

TO: Samuel Dea
Zoning Permits Special Projects
Department of Regional Planning

Attention Diane Aranda

FROM: Art Vander Vis
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 201500130
PROJECT NO. R2015-02901
SOUTHWEST CORNER OF COPPER HILL DRIVE AND RIO NORTE DRIVE
ASSESSOR'S MAP BOOK NO. 2810, PAGE 110, PARCEL NOS. 4, 5, 6, 15, 16, AND 17
UNINCORPORATED COUNTY AREA OF VALENCIA**

Thank you for the opportunity to review the site plan and zoning permit application for the project located at the southwest corner of Copper Hill Drive and Rio Norte Drive in the unincorporated County area of Valencia. The proposed project consists of two restaurants with drive-through facilities, a commercial building, a convenience store with fuel pumps, and an assisted-living facility for 120 residential units. The assisted-living facility will require the approval of a Conditional Use Permit while the other components of the project are allowed by right.

This memo supersedes Public Works' memo dated July 27, 2016 (attached). Public Works has eliminated recommended road conditions 1.5 and 1.6 that required the installation of street trees and the construction of sidewalk on Vista Del Rio. These improvements have been recently constructed and installed.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Road

- 1.1 Record Tract No. 52455-15 for the removal of the building restriction prior to obtaining any permits from Public Works.
- 1.2 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of said devices.
- 1.3 Construct driveways along the property frontage on Copper Hill Drive, Rio Norte Drive, and Vista Del Rio Drive to comply with Americans with Disabilities Act guidelines. Relocate any affected utilities including the existing street light and street trees.
- 1.4 Provide and continuously maintain adequate sight distance (10 feet minimum) from all proposed driveways to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstructions, such as landscaping, above 3.5 feet in height within a 10-foot sight triangle.
- 1.5 Comply with all of the requirements listed in the attached letter from Public Works' Traffic and Lighting Division dated August 2, 2016.
- 1.6 Submit a detailed signing and striping plan (scale: 1"=40') showing the extension of the left-turn lane on Rio Norte Drive, near the project's proposed westerly driveway, for review and approval prior to obtaining a grading permit. The proposed striping transition shown on the site plan is not necessarily approved.
- 1.7 Submit a traffic signal loop restoration plan (scale: 1"=20') for review and approval if damage to the existing traffic signal loop detectors at the intersection of Rio Norte Drive and Copper Hill Drive is expected to occur or occurs as part of construction activity.
- 1.8 Submit street improvement plans and acquire street plan approval before obtaining grading permit.
- 1.9 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

2. Grading/Drainage

- 2.1 Submit a grading and drainage plan for review and approval that complies with the approved hydrology study dated July 26, 2016 (or the latest revisions). The drainage and grading plans must provide for the proper distribution of drainage and for contributory drainage from adjoining properties by eliminating sheet overflow, ponding, and high-velocity scouring action. The plans need to call out the construction of at least all drainage devices and details and paved driveways; elevation of all pads, water quality devices, Low-Impact Development features (if applicable); and existing easements. Additionally, the applicant is required to obtain the necessary easement holder's approval for the proposed work.
- 2.2 Comply with all National Pollutant Discharge Elimination System, Storm Water Management Plan, and Water Quality requirements.
- 2.3 Provide a maintenance agreement/covenant for any privately maintained drainage devices.
- 2.4 Obtain soil/geology approval of the drainage/grading plan from Public Works' Geotechnical and Materials Engineering Division.
- 2.5 Provide permits and/or letters of non-jurisdiction from all State and Federal agencies. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the grading and drainage condition No. 2.1, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

For questions regarding the grading and drainage condition Nos. 2.2 thru 2.5, please contact Michele Chimienti of Public Works' Land Development Division at (626) 458-4910 or mchimien@dpw.lacounty.gov.

3. Flood Control

- 3.1 A connection/construction permit from the Los Angeles County Flood Control District is required for any new connection/modification/upgrade to existing Los Angeles County Flood Control District drains/facilities (PD No. 2365) prior to obtaining a grading permit. Plans must be submitted to Public Works for review and approval prior to a grading permit. Contact Public Works' Land Development Division, Encroachment Permits & Inspections Section, for submittal requirements and permit fees at (626) 458-3129.

For questions regarding the flood control condition, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4921 or tmardirosian@dpw.lacounty.gov.

4. Water Supply

- 4.1 Comply with all the requirements stipulated by the local water purveyor. The attached Will Serve letter, issued by the Valencia Water Company, will expire on October 20, 2016. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

For questions regarding the water supply condition, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

5. Building and Safety

- 5.1 Submit building plans to Public Works' Building and Safety Division, Santa Clarita District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact James Gustin of Building and Safety Division at (661) 222-2940 or jgustin@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 28, 2016

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Samuel Dea
Zoning Permits Special Projects
Department of Regional Planning

Attention Diane Aranda

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201500130
PROJECT NO. R2015-02901
SOUTHWEST CORNER OF COPPER HILL DRIVE AND RIO NORTE DRIVE
ASSESSOR'S MAP BOOK NO. 2810, PAGE 110, PARCEL NOS. 4, 5, 6, 15, 16, AND 17
UNINCORPORATED COUNTY AREA OF VALENCIA

Thank you for the opportunity to review the site plan and zoning permit application for the project located at the southwest corner of Copper Hill Drive and Rio Norte Drive in the unincorporated County area of Valencia. The proposed project consists of two restaurants with drive-through facilities, a commercial building, a convenience store with fuel pumps, and an assisted-living facility for 120 residential units. The assisted-living facility will require the approval of a Conditional Use Permit while the other components of the project are allowed by right.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Road

- 1.1 Record Tract No. 52455-15 for the removal of the building restriction prior to obtaining any permits from Public Works.

- 1.2 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of said devices.
- 1.3 Construct driveways along the property frontage on Copper Hill Drive, Rio Norte Drive, and Vista Del Rio Drive to comply with Americans with Disabilities Act guidelines. Relocate any affected utilities including the existing street light and street trees.
- 1.4 Provide and continuously maintain adequate sight distance (10 feet minimum) from all proposed driveways to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstructions, such as landscaping, above 3.5 feet in height within a 10-foot sight triangle.
- 1.5 Construct a 5-foot-wide sidewalk along the property frontage on Vista Del Rio Drive. Additional sidewalk pop-outs in the vicinity of any above-ground utilities will be necessary to meet current Americans with Disabilities Act guidelines. Relocate any affected utilities.
- 1.6 Plant street trees, along the property frontage on Vista Del Rio Drive, to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 5 office, at (661) 947-7173 to obtain information regarding the desirable tree species to be planted along the property frontage. Any existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
- 1.7 Comply with all of the requirements listed in the attached letter from Public Works' Traffic and Lighting Division dated August 2, 2016.
- 1.8 Submit a detailed signing and striping plan (scale: 1"=40') showing the extension of the left-turn lane on Rio Norte Drive, near the project's proposed westerly driveway, for review and approval prior to obtaining a grading permit. The proposed striping transition shown on the site plan is not necessarily approved.
- 1.9 Submit a traffic signal loop restoration plan (scale: 1"=20') for review and approval if damage to the existing traffic signal loop detectors at the intersection of Rio Norte Drive and Copper Hill Drive is expected to occur or occurs as part of construction activity.

- 1.10 Submit street improvement plans and acquire street plan approval before obtaining grading permit.
- 1.11 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

2. Grading/Drainage

- 2.1 Submit a grading and drainage plan for review and approval that complies with the approved hydrology study dated July 26, 2016 (or the latest revisions). The drainage and grading plans must provide for the proper distribution of drainage and for contributory drainage from adjoining properties by eliminating sheet overflow, ponding, and high-velocity scouring action. The plans need to call out the construction of at least all drainage devices and details and paved driveways; elevation of all pads, water quality devices, Low-Impact Development features (if applicable); and existing easements. Additionally, the applicant is required to obtain the necessary easement holder's approval for the proposed work.
- 2.2 Comply with all National Pollutant Discharge Elimination System, Storm Water Management Plan, and Water Quality requirements.
- 2.3 Provide a maintenance agreement/covenant for any privately maintained drainage devices.
- 2.4 Obtain soil/geology approval of the drainage/grading plan from Public Works' Geotechnical and Materials Engineering Division.
- 2.5 Provide permits and/or letters of non-jurisdiction from all State and Federal agencies. These agencies may include, but may not be limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, and the Army Corps of Engineers.

For questions regarding the grading and drainage condition No. 2.1, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

For questions regarding the grading and drainage condition Nos. 2.2 thru 2.5, please contact Michele Chimienti of Public Works' Land Development Division at (626) 458-4910 or mchimien@dpw.lacounty.gov.

3. Flood Control

- 3.1 A connection/construction permit from the Los Angeles County Flood Control District is required for any new connection/modification/upgrade to existing Los Angeles County Flood Control District drains/facilities (PD No. 2365) prior to obtaining a grading permit. Plans must be submitted to Public Works for review and approval prior to a grading permit. Contact Public Works' Land Development Division, Encroachment Permits & Inspections Section, for submittal requirements and permit fees at (626) 458-3129.

For questions regarding the flood control condition, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4921 or tmardirosian@dpw.lacounty.gov.

4. Water Supply

- 4.1 Comply with all the requirements stipulated by the local water purveyor. The attached Will Serve letter, issued by the Valencia Water Company, will expire on October 20, 2016. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

For questions regarding the water supply condition, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

Samuel Dea
July 28, 2016
Page 5

5. Building and Safety

5.1 Submit building plans to Public Works' Building and Safety Division, Santa Clarita District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact James Gustin of Building and Safety Division at (661) 222-2940 or jgustin@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

P:\dpub\SUBPCHECK\Plan\CUP\CUP 201500130-APN 2810-110-015\TCUP 201500130\16-07-21 TCUP 201500130 submittal\16-07-21 CUP201500130 APN 2810-110.docx



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460
IN REPLY PLEASE

REFER TO FILE: **T-4**

August 2, 2016

Mr. William Kunzman
Kunzman Associates, Inc.
1111 Town & Country Road, Suite 34
Orange, CA 92868

Dear Mr. Kunzman:

**FOUNTAINHEAD DEVELOPMENT
CONDITIONAL USE PERMIT NO. 201500130
PROJECT NO. R2015-02901
ASSESSOR'S MAP BOOK NO. 2810, PAGE NO. 110,
PARCEL NOS. 4, 5, 6, 15, 16, AND 17
TRIP GENERATION COMPARISON (JULY 12, 2016)**

We reviewed the Trip Generation Comparison (TGC) report for the proposed Fountainhead Development project located on the south-west corner of Copper Hill Drive and Rio Norte Drive in the unincorporated Valencia area.

The proposed project contains a change in land use for an approximately 107,000 square foot portion of the approved West Creek Project (Tract Map No. 52455). The proposed project consists of two restaurants with drive-through facilities, a commercial building, a convenience store with fuel pumps, and an assisted living facility for 120 residential units.

The TGC report analyzes and compares the trip generation and Level of Service of the proposed project against the approved West Creek project.

According to the TGC report, the proposed project is not expected to significantly increase the Level of Service impacts already analyzed as part of the Traffic Impact Analysis for the West Creek project. We generally agree with these findings.

Based on the forecasts, the roadway improvements implemented by the West Creek project adequately accommodate the proposed project's change in land use. However, based on the revised site plan, the proposed project shall modify the roadway striping on Rio Norte Drive to accommodate northbound left-turn ingress movements at the project's driveway. Detailed signing and striping plans and traffic signal plans, as needed, shall be submitted to Public Works for review and approval.

Mr. William Kunzman
August 2, 2016
Page 2

If you have any questions regarding the review of this document, please contact Mr. Kent Tsujii of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4776.

Very truly yours,

GAIL FARBER
Director of Public Works


10/2

DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

SR:la
p:\\publstud\\eir16-0078 cup 201500130 fountainhead valencia revisedv3.docx

bc: Land Development (Dubiel, Narag)

Valencia Water Company



24631 Avenida De La Estrella • Valencia, CA 91355-3957

Telephone (661) 294-0878 • Fax (661) 294-3806

www.valenciawater.com

October 20, 2014

Ms. Massoud Esfahani
County of Los Angeles, Department of Public Works
900 S. Fremont Ave.
Alhambra, CA 91803

**Notice of Water Availability
Tract 52455-01
Developer: Fountainhead Development**

Dear Mr. Esfahani:

The Valencia Water Company ("Valencia") has determined that water (potable and recycled) is available to serve the above-referenced project. Valencia agrees to operate the water system and provide service in accordance with the company's Schedules and Rules. The determination of water availability shall remain valid for two years from the date of this letter. Unless construction of the project has commenced within this two year time frame, Valencia is under no obligation to serve the project unless the developer receives an updated letter from Valencia confirming water availability.

Valencia has determined that the existing facilities (potable and recycled) and the additional facilities (potable and recycled) to be installed by Valencia through developer funding of this project will be adequate to serve this project and each of the individual parcels under normal operating conditions. These facilities will provide a fire flow of 5,000 gallons per minute at 20-psi residual pressure for 2 hours as required by the Fire Department.

Valencia requires that the project comply with the Company's Best Management Practices regarding water conservation. This program identifies water saving techniques, methods, landscape designs and internal water use practices that will achieve the Company's long term conservation goals described in its most current Santa Clarita Valley Urban Water Management Plan. Unless the project is constructed to Valencia's conservation standards, Valencia is under no obligation to serve the project.

If you have any questions regarding the above, please call me at (661) 295-6504.

Sincerely,

Keith Abercrombie
General Manager

cc: Cris Pérez, Operations Manager, Valencia Water Company